039.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	581,900 / 581,900
					USE VALUE:	581,900 / 581,900
					ASSESSED:	581,900 / 581,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FALLIS CLIFFORD F & MARJORIE
Owner 2:	TRS/C & M FALLIS TRUST
Owner 3:	
Street 1:	23 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FALLIS CLIFFORD F & MARJORI -
Owner 2:	TRUSTEES/M & C FAMILY TRUST -
Street 1:	23 WELLESLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1373 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	196,800	500	384,600	581,900
Total Card	0.138	196,800	500	384,600	581,900
Total Parcel	0.138	196,800	500	384,600	581,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.88 | /Parcel: 423.8

Legal Description

User Acct 26082

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 039.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,900	500	6,030.	384,600	582,000	582,000	Year End Roll	12/18/2019
2019	101	FV	174,300	0	6,030.	348,500	522,800	522,800	Year End Roll	1/3/2019
2018	101	FV	174,300	0	6,030.	330,500	504,800	504,800	Year End Roll	12/20/2017
2017	101	FV	174,300	0	6,030.	288,400	462,700	462,700	Year End Roll	1/3/2017
2016	101	FV	174,300	0	6,030.	246,400	420,700	420,700	Year End	1/4/2016
2015	101	FV	173,400	0	6,030.	228,300	401,700	401,700	Year End Roll	12/11/2014
2014	101	FV	173,400	0	6,030.	189,300	362,700	362,700	Year End Roll	12/16/2013
2013	101	FV	173,400	0	6,030.	180,300	353,700	353,700		12/13/2012

!3229!

PRINT

Date	Time
12/10/20	18:32:10

LAST REV

Date	Time
09/09/19	11:06:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALLIS CLIFFORD	46107-44		9/19/2005	Family		No	No		
FALLIS CLIFFORD	25212-419		3/7/1995			No	No		F

USER DEFINED

Prior Id # 1:	26082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Meas/Inspect	336	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	64.	1.00	3									384,577						384,600	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,577 | Spl Credit | Total: 384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	127.285
Other Features:	57282
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241828
Depreciation:	44980
Depreciated Total:	196848

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

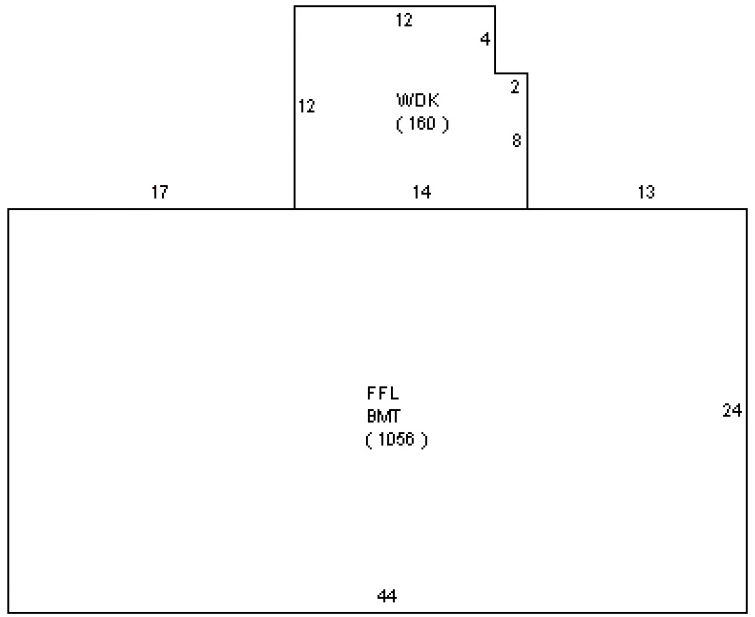
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.28
Special Features:	0	Val/Su Net:	86.62
Final Total:	196800	Val/Su SzAd	186.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	45.630	48,187
FFL	First Floor	1,056	127.280	134,413
WDK	Deck	160	12.160	1,945
	Net Sketched Area:	2,272	Total:	184,545
Size Ad	1056	Gross Are	2272	FinArea 1373

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500